

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES
TUESDAY, FEBRUARY 17, 2015 - 7:00 PM

Chair Herbach called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Herbach, Mercer, Hurt, MacDonald, Goldfarb
Commissioners Absent: Hold, Kim

Staff Present: Community Development Director de Melo, City Attorney Rennie, Senior Planner DiDonato, Recording Secretary Turning

2. COMMUNITY FORUM – Mr. Kennan spoke regarding the proposed Zone Text Amendments and thanked the Commission for their service.

3. COMMUNITY ANNOUNCEMENTS / AGENDA AMMENDMENTS

Community Development Director requested item 5B be presented to the Commission before item 5A.

Chair Herbach requested Community Announcements be moved following the two item Public Hearings

4. CONSENT CALENDAR

None

5. PUBLIC HEARINGS

5B. PUBLIC HEARING - 1804 Miller Avenue – Lot C

To consider Single Family Design Review to construct a new 3,305 square foot single family residence. (Appl. No. PA2014-0026) APN: 044-054-250; Zoned: R-1C Single Family Residential
CEQA Status: Categorical Exemption per Section 15303

Applicant: Tim Petersen

Owner: John Hansen

Project Planner: Damon DiDonato, (650) 637-2908, ddidonato@belmont.gov

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Senior Planner DiDonato summarized report, Planner DiDonato and Applicant Petersen responded to questions of the Commission.

Neighbor Matt Kirby requested to speak on this item.

Motion by Commissioner MacDonald seconded by Commissioner Hurt to close the Public Hearing.

Motion passed by show of hands: 5/0

Discussion ensued.

MOTION: By Commissioner Hurt seconded by Commissioner MacDonald to move the Resolution of the Planning Commission to Recommend City Council Approval of a Major Encroachment Permit for Retaining Walls within the Public Right-of-Way for 1804 Miller Avenue – Lot C (PA-2014-0026)

Ayes: Hurt, MacDonald, Goldfarb, Mercer, Herbach

Noes: None

Absent: Hold, Kim

Motion Passed: 5/0/2

MOTION: By Commissioner Hurt seconded by Commissioner MacDonald to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design at 1804 Miller Avenue – Lot C (Appl. No. 2014-0026)

Ayes: Hurt, MacDonald, Goldfarb, Mercer, Herbach

Noes: None

Absent: Hold, Kim

Motion Passed: 5/0/2

Chair Herbach noted the item can be appealed to the City Council within 10 calendar days.

9:05 pm - Chair Herbach requested a 5 minute break

9:10 pm – Meeting resumed

5A. PUBLIC HEARING - 513 Cambridge Street

To consider Single Family Design Review to construct a 1,140 square foot addition to the existing 1,466 square foot single-family residence for a total of 2,606 square feet that is below the zoning district permitted 2,621 square feet for the site. (Appl. No. PA2014-0061)

APN: 040-271-270; Zoned: R-1C – Single Family Residential

CEQA Status: Categorical Exemption per Section 15301

Applicant: Suheil Shatara – Shatara Architecture Inc.

Owner: William Elhihi

Project Planner: Rob Gill, (650) 598-4204, rgill@belmont.gov

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Community Development Director de Melo summarized the staff report, Director de Melo and Applicant Shatara responded to questions of the Commission.

No requests to speak on this item were received from the public.

Discussion ensued.

MOTION: By Commissioner Goldfarb seconded by Commissioner Mercer to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 513 Cambridge Street (Appl. No. 2014-0061) with the added conditions: *Landscape/ Hardscape Plan to be Provided to Staff and Reviewed by the Planning Commission: Trees to Mitigate Bulk on Front of Property, Hardscape Modification on Rear Patio. Consistency for the Submission of Fire Sprinkler Plans and Approvals for the Project.*

Ayes: Goldfarb, Mercer, Hurt, MacDonald, Herbach

Noes: None

Absent: Hold, Kim

Motion Passed: 5/0/2

Chair Herbach noted the item can be appealed to the City Council within 10 calendar days.

3. COMMUNITY ANNOUNCEMENTS:

Commissioner's Herbach and Mercer noted that this was their last meeting and that they were thankful to have served on the Commission. They provided parting comments to the Commission wishing them well.

Staff and the Commission thanked Commissioner (Chair) Herbach and Commissioner Mercer for their years of service and dedication to the City of Belmont.

6. OTHER BUSINESS / UPDATES

Resident Max Reinhardt requested to speak regarding the General Plan Update item pertaining to Open Space.

6A. 2035 General Plan Update – Continued Discussion ensued.

7. ADJOURNMENT: Meeting Adjourned at 10:00 pm.

Adjournment To: Tuesday, March 3, 2015 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.